

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, May 22, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco, Jack Hart, Ginny Kelleher, Brian Morales, Cindy Spoljaric, and Carolyn Stevenson. Also present were Kevin Buchheit, Al Salzman, Tom Higgins, and Attorney Brian Zaiger.

Hart moved to approve the April 24, 2006 minutes as presented.

Clark seconded, and the motion passed by voice vote. Kelleher abstained.

Higgins reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items on the agenda.

Mr. Jon Isaacs, Centex Homes, appeared before the Commission to request a continuance for 0605-DP-14 and 0605-SPP-05, Centex Homes, Frampton Estates.

Hart moved to continue all of the items discussed.

Clark seconded, and the motion passed by voice vote.

CONSENT AGENDA

0605-SFP-08 **1150 East 161st Street.** The Schneider Corporation requests Secondary Plat approval of Section One of Centennial North, seventy-two lots on approximately 32.22 acres, in the Centennial North PUD District.

Salzman discussed the consent agenda item and gave the corrected address.

Kelleher moved to approve 0605-SFP-08.

Del Greco seconded, and the motion passed 7-0.

OLD BUSINESS

0602-PUD-03 **18100 Shady Nook Road.** Graystone Development requests a change in zoning for four parcels, totaling approximately 15.15 acres, from the SF-2 District to the Andover PUD District.

Mr. Jim Shinaver, Nelson & Frankenberger, introduced guests Sheldon Phelps, Ann Thorbick, and Dan Shifour of Graystone Development and presented the details of the project which is a rezone request to add four parcels to the Andover PUD. Shinaver discussed the additional changes made since subcommittee, which included incorporating a buffer yard along Shady Nook Road, perimeter paths along Shady Nook Road will be extended, four additional acres of open space, no garage doors will face Shady Nook Road or 186th Street, brick or masonry materials will be used on parcels facing Shady Nook Road or 186th Street, agreed to dedicate appropriate right-of-way along Shady Nook Road per the

current thoroughfare plan of the Town, and will not submit for development plan approval until Graystone takes title of the four parcels.

Spoljaric is still not happy with amount of open space; still have not seen history of compliance with original Andover PUD.

Kelleher discussed subcommittee notes.

Clark moved to send 0602-PUD-03 to the Town Council with a positive recommendation.

Del Greco seconded, and the motion passed 5-2 (Kelleher, Spoljaric).

0604-REZ-03 16706 Gray Road. Langston Development Company, Inc. requests a change in zoning for 72 acres from AG-SF-1 to SF-2.

Mr. Jim Langston, Langston Development, presented the details of the rezone request which is 72 acres in an additional section of the Brookside Community.

Spoljaric asked for clarification on where the church might be located.

Langston responded there is no commitment at this point in time.

Spoljaric asked how the meetings went with the neighbors.

Langston responded the primary concern was in terms of homeowner's association costs and amenity areas for future section. He further stated they will continue to work with existing Brookside residents to come to an agreement of what they want to see.

Spoljaric stated the concept plan does not point out certain amenity areas or what is intended to be included.

Langston explained the common areas, connecting to existing trail system, and amenities.

Clark moved to send 0604-REZ-03 to the Town Council with a positive recommendation.

Stevenson seconded, and the motion passed 7-0.

NEW BUSINESS

0604-DP-07 & 1242 West 136th Street. Central Christian Church requests Development Plan
0604-SIT-04 and Site Plan Review of a proposed new 61,000 square foot institutional structure
on 55 acres in the AG-SF1 District.

Mr. Jonathan Hess, Browning Day Mullins, Dierdorf, presented plans and design for the Central Christian Church. He also discussed building materials, elevations, and building materials waiver.

Spoljaric expressed concern about the waiver being open and asked for some maximums or minimums.

Del Greco stated her desire for the building waiver requests to be more detailed.

A Public Hearing opened at 7:46 p.m.

No one spoke, and the Public Hearing closed at 7:47 p.m.

Kelleher moved to approve the Waiver Request with the inclusion of substantial compliance with the elevations.

Hart seconded, and the motion passed by voice vote.

Kelleher moved to approve 0604-DP-07 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That these conditions be fulfilled prior to receiving a building permit (ILP).

Hart seconded, and the motion passed 7-0.

Kelleher moved to approve 0604-SIT-04 with the following condition:

- That any conditions associated with 0604-DP-07 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 7-0.

0604-DP-09 & 0604-SPP-04 **2736 East 146th Street.** Indiana Land Group request Development Plan and Preliminary Plat review of the Water Tower Place mixed-use subdivision, 74 units and 16,000 square feet of commercial space on 14.595 acres in the SB-PD District.

Mr. Jon Dobosiewicz, Indiana Land Group, introduced guests, Jose Kreutz, Beau Wilfong, and Bill Butz, and presented details of the project including the site plan, building materials, buffering, and signage. He stated they have met with neighbors.

Spoljaric asked if petitioner would agree to use hardiplank rather than vinyl on the townhomes.

Dobosiewicz responded yes, they would agree to use hardiplank rather than vinyl on the townhomes.

Spoljaric asked what the distance between buildings is.

Dobosiewicz responded 15-20 feet between individual buildings on the sides, face to face, between 60 and 65 feet.

Kelleher asked about preserving the trees.

Dobosiewicz responded there are several evergreens along the east property line they are trying to preserve.

Kelleher asked if tables or benches could be put in on the property.

Dobosiewicz responded there is a plan for a sidewalk between the eastern side of the townhomes and the commercial area and benches and tables could be added to the area.

Del Greco asked about who was living there and whether it would impact the schools.

Morales asked Staff if the Town foresees any future improvement of the water tower.

Salzman answered the water tower is the property of the Westfield Department of Public Works and they may in the future increase the capacity of the water tower, but at this time there are no immediate plans to do so.

A Public Hearing opened at 8:25 p.m.

Ms. Denise Raben asked if the last row of proposed homes could be eliminated and replaced with green space in order to not block the view and sunlight from the already existing homes.

Mr. Tim Shumaker asked the Commission to recommend to the Petitioner that they do everything that can be done to improve the privacy between the two properties.

The Public Hearing closed at 8:28 p.m.

Dobosiewicz responded to Public Hearing comments stating they will look into other options in order to address Mr. Raben's concern.

Morales asked if there would be any deceleration lanes on 146th street.

Dobosiewicz responded yes, one at the main entrance location.

Kelleher moved to grant the waiver request for the buildings to be as in the [submitted](#) brick exhibit, with hardiplank rather than vinyl, per the ratio of brick as depicted on the elevations.

Deleted: See Tom or Al for wording and clarification, (1 hour, 40 min, 11 sec)

Clark seconded, and the motion passed by voice vote.

Kelleher moved to approve 0604-DP-09 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site.

4. That a detailed sign plan depicting compliance with all applicable provisions of the Sign Regulations be provided prior to the issuance of an ILP for either proposed freestanding monument sign.
5. There will be several areas on the site with pocket parks consisting of tables and/or benches; and
6. That these conditions be fulfilled prior to receiving a building permit.

Hart seconded, and the motion passed 7-0.

Kelleher moved to approve 0604-SPP-04 and delegate final plat to staff with the following condition:

- That all conditions attached to the associated Development Plan Review shall be satisfied prior to the recording of any secondary plat.

Del Greco seconded, and the motion passed 7-0.

0605-DP-13 & 0605-SIT-09 **1100 East 156th Street.** Precedent Residential Development, LLC requests Development Plan and Site Plan approval of the Viking Meadows amenity center on approximately four acres in the Viking Meadows PUD District.

Mr. Doug Wagner, Precedent Residential Development, introduced Mike Johnson, Aspen Group, and presented details of the project including a direct connect from the promenade and amenity center to the Monon Trail. Major features include the barn, three parking areas, and various amenities. Wagner stated he will work with staff to determine if Bollards are allowed on the property.

Deleted: ballads

A Public Hearing opened at 9:05 p.m.

No one spoke, and the Public Hearing closed at 9:06 p.m.

Del Greco moved to approve 0605-DP-13 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site.
4. That a compliant lighting plan be submitted prior to the issuance of an ILP for the subject site.
5. That these conditions be fulfilled prior to receiving a building permit (ILP).

Clark seconded, and the motion passed 7-0.

Kelleher moved to approve 0605-SIT-09 with the following condition:

- That any conditions associated with 0605-DP-13 be satisfied prior to the issuance of an ILP for the subject site.

Hart seconded, and the motion passed 7-0.

0605-DP-15 & 0605-SPP-06 **3340 East 161st Street.** Throgmartin-Henke LLP requests Development Plan and Preliminary Plat review of Section H-1 of the Bridgewater Club, 28 lots on approximately 14.54 acres, in the Bridgewater PUD District.

The petitioner did not appear at the meeting.

A Public Hearing opened at 9:10 p.m.

No one spoke and the Public Hearing closed at 9:11 p.m.

Spoljaric moved to continue 0605-DP-15 and 0605-SPP-06.

Del Greco seconded, and the motion passed 7-0.

COMMITTEE REPORTS

Kelleher announced the next Comp Plan Subcommittee meeting is June 21, and the Ackerson Farms petition will be discussed at that time.

Committee members discussed availability in order to have additional meetings regarding the Ackerson Farms project.

Drees Homes will be before the Comp Plan Subcommittee on June 7.

Salzman announced a guest speaker at the Comp Plan Subcommittee on June 7 at 8:00 p.m. regarding form based code.

DIRECTOR REPORT

Buchheit stated the Comprehensive Plan Amendment Steering Committee did not meet this month in order for additional small group work regarding villages, commercial and industrial, rural, and new suburban. He further stated that final reports are due May 31 so that by June 1 all reports can be distributed to appropriate parties. He announced the next steering committee meeting will be on June 20 at Oak Trace Elementary School.

Buchheit announced an offer was made today to an individual to fill the vacant planner position.

The meeting adjourned at 9:25 p.m.

President

Secretary